



VIVA LA
VIDA .
BUENA

THE BEST GUIDE
TO BUY A HOUSE IN SPAIN



YOUR
MEDITERRANEAN
STYLE





INDEX

02 Intro

03 Step 1

04 Step 2

05 Step 3

06 Step 4

08 Step 5

09 Step 6

10 Step 7

11 Step 8

12 Step 9

13 Step 10

14 Last not to miss tips



INTRO

Buying a house in Spain is a dream for many, whether it's for relocation, investment, or as a holiday retreat. With its sunny climate, vibrant culture, and picturesque landscapes, Spain offers an incredible lifestyle.

If you're considering purchasing property in Spain, this guide will walk you through the essential 10 steps. The best guide to buy a house in Spain is your first step into a new life!

We are Viva la Vida Buena and located at the Costa Blanca. We offer property purchase advice, reforms and interior design. Beside that we run a holiday rental agency with unique stays at the Costa Blanca. Often our guests are looking for a house to buy, so we decided to list up our experience with buying houses for you. Contact us for help or questions.

Hasta pronto!

Marco Scherbeijn & Isabelle van de Voorde

hello@vivalavidabuena.com | www.vivalavidabuena.com



STEP 1. RESEARCH THE SPANISH PROPERTY MARKET

Before diving into the buying process, it's vital to understand the Spanish property market.

Do research before buying:

- Find the location that fits your needs. Coastal areas like Costa del Sol and Costa Blanca, or cities such as Madrid and Barcelona, each have unique appeal
- Choose a property type you like to buy: Apartments, villas, townhouses, or rural properties (fincas)
- Market trends: Monitor prices and demand in your desired region



STEP 2. SET YOUR BUDGET

When setting a budget, consider not only the purchase price but also additional costs such as:

- Property taxes
- Legal fees
- Notary fees
- Real estate agent commissions
- Maintenance costs

Typically, these can add up to 12-15% of the property price.

If you need a mortgage to finance the house, check the possibilities before starting your search. It's not evident you can obtain a mortgage in Spain. Also check possibilities in your home country or maybe finance from your own business.



STEP 3. LEGAL REQUIREMENTS

Foreigners can purchase property in Spain without restrictions, but there are legal processes to follow:

- Obtain a NIE (Número de Identificación de Extranjero): This tax identification number is essential for any financial transactions in Spain. You can apply for this even before starting your search
- Open a Spanish bank account: Necessary for paying taxes and fees
- Hire a local solicitor (abogado): They will ensure the property is free from debts or legal issues

Don't end up like those people in TV programs. First decide, with what purpose are you buying the house? Check before buying if the purpose you're buying with is allowed in the municipality or region you're looking. For example, in some regions you're not allowed to start a B&B in rural areas. Or some regions stopped issuing rental licenses for holiday homes.

Check the local regulations before buying!



STEP 4. VISIT PROPERTIES I

Once you've narrowed down your preferred areas, arrange viewings. Contract an estate agent to help you find and visiting houses.

The housing market in Spain is different than some other countries. Details and locations of the houses are often hidden by the selling agent. There's a lot of competition between agents and all of them can promote a house. Even if they're not the selling agent contracted by the owner.

It's advisable to contract a buying estate agent in order to get good access to the market and what's available. A buying estate agent is for free and paid by the fee the selling agent receives.



STEP 4. VISIT PROPERTIES II

It's advisable to:

- Visit the house in different seasons and times of day. As Spanish houses are often not insulated and heated like most of us are used to, the absence of sun in winter can make a house really chilly and humid. Use a mobile app like Sun Tracker for example to check the conditions in different times of the year and day if you're visiting only once
- Check the condition of the property. Get someone with you to properly assess the house. In general a building report in Spain doesn't cover all, so get yourself a constructor or another professional to assess the house
- Check the access to the house, especially on the country side. Often dry rivers are used as access roads, but they are not usable when it rains ...
- Verify nearby amenities like shops, schools, and public transport



STEP 5. MAKE AN OFFER

When you find the right property, make an offer through the real estate agent. If accepted, you'll sign a reservation contract and pay a deposit (usually 1-2% of the price) to reserve the property.

In Spain it's not common to take an option on a house. If you sign the reservation contract, you can only cancel it when there's a formal reason. For example a legal issue or incorrect information. Finances, like a mortgage, are no reason to cancel the contract.

So, by signing the reservation contract you commit yourself!



STEP 6. PURCHASE CONTRACT

The private purchase contract between the buyer and seller is signed as soon as your solicitor finished the legal check positively.

At this stage:

- Pay a 10% deposit

Ensure all terms in the contract are clear, including timelines for the final payment.



STEP 7. FINALIZE PURCHASE

The final step is signing the deed of sale at a notary.

At this point:

- Pay the remaining balance

Transfer the property title to your name.

Make sure you got clear how and to whom you pay the remaining balance. It can be done at the notary or by cheques. In case of cheques, those need to be reserved in advance. Also keep in mind that an international transfer might take a few days. And don't forget to check the transfer limits of your account. You might need to extend your limit before making the transfer.



STEP 8. PAY TAXES AND FEES

After purchasing, you'll need to pay:

- Property Transfer Tax (ITP): Usually 6-10% for resale properties
- VAT (IVA): 10% for new properties
- Notary and registration fees
- Solicitor fees



STEP 9. REGISTER PROPERTY

Register your ownership with the Land Registry (Registro de la Propiedad) to ensure legal protection. This normally is done by your solicitor.



STEP 10. ENJOY YOUR HOME

Congratulations! You now own a home in Spain. Whether it's for holidays, rental income, or a new life under the Spanish sun, you're ready to enjoy everything this beautiful country has to offer.





FINAL AND NOT TO MISS TIPS I

By following these steps, you'll be well-prepared to navigate the process of buying a house in Spain smoothly and confidently.

And of course we are there to help you! With our complete guide to buy a house in Spain you know everything – or almost – you should know before buying a house.

We help you with property purchase advice. Did you find your possible dream house but have no clue if it can be transformed into a dream house? Call us or check our page about property purchase advice, reforms and interior design.

VIVA LA VIDA BUENA | YOUR MEDITERRANEAN STYLE ✨



FINAL AND NOT TO MISS TIPS II

1. Final tip 1. Only work with reputable real estate agents. As nowadays a certificate and registry is required, find yourself a registered estate agent. We work with a preferred partner estate agency in the area of the Costa Blanca: Casas Costa Blanca. Amy and Dido both are educated in civil engineering, super communicative and they offer honest advice
2. Final tip 2. Always inspect properties thoroughly before committing. Don't buy a house by only remote viewing or by some one else viewing it for you. Grab a plane and check the house yourself
3. Final tip 3. Never ever buy a home without consulting a local solicitor (abogado or gestor)! You will regret this.

All photos in this guide are taken at our beautiful stay Ca la Vall | Llíber.

GRACIAS

www.vivalavidabuena.com

